

Rec. 12-19-05

Work Force Housing Annual Progress Report On Implementation of the Housing Element

General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: City of San Marcos
Address: 1 Civic Center Drive, San Marcos CA, 92069
Contact: Charlie Schaffer Title: Development Services Director
Phone: (760) 744-1050, extension 3230 Email: cschaffer@ci.san-marcos.ca.us

Report Period: July 1, 2004 to June 30, 2005 (FY 2004/05)

A. Progress in meeting Regional Housing Need

1. Table 1 summarizes the City's regional share and self-certification affordable housing goals compared to actual units permitted during the period 1999-2004 and last Fiscal Year (FY-2004/05):

**Table 1
Regional Share and Self-Certification Goals vs. Actual Units for
1999-2004 & FY-2004/05**

Income Category	Regional Share Needs	Self- Certification Goal	Actual Units 1999- 2004	Actual Units 2004/05	Total Actual Units 1999-2005
Extremely Low Income	N/A	138	66	70	136
Very Low Income	761	164	633	94	727
Low Income	478	210	715	54	769
Moderate/Above Moderate Income	2,428	N/A	4,561	1,547	6,127
Totals	3,667	512	5,975	1,765	7,759

2. During FY-2004/05, the City has been able to record 218 long-term affordability deed restrictions out of the 1,765 units created in 2004/05. Tables 2 and 3 designate the total number of affordable units with long-term deed restrictions recorded during the entire housing element cycle.

B. **Effectiveness of Housing Element in Attainment of Housing Goals and Objectives**

1. *Program-by-program status report:* The following is summary of the program activity during FY-2004/05 towards implementing each of the twenty-nine programs identified in the City of San Marcos' Housing Element:
 - **Program 1: Density Bonus** – City adopted a Density Bonus Ordinance (Resolution 2000-1089) on June 9, 2000. During this housing cycle, two projects were developed as part of the density program. This program was used in conjunction with one or more other programs as part of the City's strategy to use a menu of program options in order to produce affordable housing. These two projects (Copper Creek and Prominence) included 239 affordable units (70 units for the extremely low income households, 94 units for very low income households, 64 units for low income households, and 13 units for moderate income households).
 - **Program 2: Inclusionary Housing Program** – City adopted an Inclusionary Housing Ordinance (Resolution 2000-1090) on June 9, 2000. The Ordinance permits the payment of an in-lieu fee or the production of affordable for-sale single-family units and specifies that 15% of all new rental construction be affordable units. During this housing cycle, six projects (Northwoods, Prominence, Hacienda Vallecitos, Casa Vallecitos, Royal Oaks and Copper Creek) have been built in San Marcos. One of these projects, Copper Creek was completed in FY-2004/05. Combined, these six projects have added 329 affordable units over the last five years. 202 of these units were added in FY-2004/05.
 - **Program 3: Redevelopment Agency Funded New Construction and Acquisition/Rehabilitation** – During FY-2004/05 one affordable housing project was completed with the assistance of the City's Redevelopment Agency (RDA). The project, Copper Creek Apartments, a 204-unit affordable apartment complex, was provided \$3,500,000 in direct financing from the RDA. A second project, Sage Canyon Apartments that was funded in FY-03/04, is scheduled for completion during Fiscal Year 2005/06. A total of nine RDA assisted projects were completed during the 1999-2005 Housing Element Cycle, providing a total of 934 affordable units.
 - **Program 4: Multi-Family Mortgage Revenue Bond** – During this past fiscal year there was one Multi-Family Mortgage Revenue Bond issued for an affordable project. The project,

Copper Creek Apartments, consists of 202 affordable apartments, with two market rate manager units. In addition to the Bond issued last year, three more projects using the Multi-Family Mortgage Revenue Bonds are underway this current fiscal year and will be reported during the next housing cycle. The three projects are Sage Canyon, Rancho Santa Fe Village and Los Flores Apartments, for a total of 291 more affordable units.

- **Program 5: Community Development Block Grant (CDBG)/HOME Funded New Construction and Acquisition/Rehabilitation** – During the past fiscal year the City used CDBG funds to provide non-substantial rehabilitation to five homeowners in the City. In 2003/04, the City became an entitlement City for CDBG purposes and began receiving funding directly from the Department of Housing and Urban Development (HUD). The City has adopted a policy of using CDBG funding for infrastructure improvements and non-substantial home rehabilitation in low-income communities and use RDA/City Low/Moderate and Set-aside funding to support the construction of new affordable housing. However, prior to 2003 there were five projects assisted by HOME funds during the 1999-2005 Housing Element Cycle.
- **Program 6: Low Income Housing Tax Credit (LIHTC) Funded New Construction and Acquisition/Rehabilitation** – During FY-2004/05 one project used the LIHTC in conjunction with other programs: Copper Creek, a 204-unit affordable project.
- **Program 7: Consistency with the Regional Growth Management Strategy** – The City continues to work with developers to provide “smart-growth” around the three light rail stations planned in San Marcos. The City has worked with the regional planning agency, San Diego Association of Governments (SANDAG) to develop a Regional Comprehensive Plan for the County, which was approved in FY-04/05.
- **Program 8: Second Dwelling Units** – There were no Second Dwelling Units approved during FY-2004/05. A total of ten Second Dwelling Units were approved during the entire housing element cycle. There has not been a demand for this type of housing unit historically. However, this may change as the City becomes more developed.
- **Program 9: Senior Housing/Assisted Living** – During FY-2004/05 no affordable senior housing were completed in San

Marcos. However, there are currently two senior housing projects under development, which will add an additional 324 units of senior housing in San Marcos in FY-2005/06.

- **Program 10: Transitional Housing/Homeless Shelters –** During the past year the City has participated in a sub-regional effort to provide these facilities. On September 20, 2004, a ceremonial ribbon cutting was held for the first transitional homeless center in North County. The 32-unit facility located in Vista, called the Solutions Family Center, is an integral regional solution to ending homelessness for families in the region. The Center will provide 120 beds for transitional housing as well as permanent supportive housing for the temporarily or chronically homeless families in North County. The \$6.7 million dollar project is a result of a collaborative effort between North County Solutions for Change, a local non-profit homeless services provider, and Community Housing Works. Funding for the project came from contributions for the State and Federal Government, the County of San Diego, private donations and six North County Cities, including a \$75,000 grant from the City of San Marcos. The Solutions Family Center will begin accepting residents in October 2004. In addition, the City provided \$20,000 in financial support to three emergency winter shelters in FY-2004/05. During the entire Housing Element Cycle, the City has provided a total of \$163,000 in support of the homeless population in the region.
- **Program 11: San Diego Regional Mortgage Credit Certificate Program (MCC) –** During FY-2004/05 no MCCs were issued to first time homebuyers purchasing homes in San Marcos. During this housing element cycle, a total of ten low-income families have taken advantage of the MCC program.
- **Program 12: County of San Diego Down Payment and Closing Cost Assistance Program (DCCA) –** As of 1 July 2003 persons buying a home in San Marcos no longer could participate in the DCCA program. Due to becoming an “entitlement” City under the CDB/HOMEG programs, the City is no longer able to participate in the County’s DCCA program. However, the City is developing its own first time homebuyer program, which has been available since August 1, 2005.
- **Program 13: California Housing Finance Agency (CHFA) Down Payment Assistance Program –** The City does provide information to perspective homebuyers on the CFHA’s loan

programs as well as the California Homebuyers Down Payment Assistance Program (CHDAP).

- **Program 14: San Diego Area Housing and Finance Agency (SDAHFA) “Lease-to-Own” Program** – The SDAHFA Lease-to-Own program has been terminated due to the cost of housing in San Diego County. Before the program was ended, one home was purchased in San Marcos. The City is still a member of the SDAHFA and the joint powers agency is currently exploring options for a first time homebuyer program similar to the original Lease-to-Own program.
- **Program 15: Mobile Home Down Payment Assistance Loan Program** – One loan was made under this program during the past fiscal year. A total of 20 loans have been made to low-income families since July 1, 1999 for the purchase of a manufactured home in one of the City’s resident owned parks.
- **Program 16: Section 8 Rental Assistance** - The County of San Diego, as the City’s Housing Authority, administers the Section 8 Rental Assistance program on behalf of San Marcos. During FY 2004/05 239 families received Section 8 assistance. This is six more families than were assisted in FY 2003/04. In addition to the number of families receiving assistance, the waiting list to receive Section 8 vouchers increased from 416 in FY 2003/04, to 563 on the waiting list in FY 2004/05.
- **Program 17: City of San Marcos Rental Assistance Program** – There were no projects that took advantage of this program during the past fiscal year.
- **Program 18: Condominium Conversion Requirements** – There were no condominium conversions during this reporting period.
- **Program 19: Mobile Home Park Conversion Ordinance** – There were no mobile home parks converted to a non-residential use during this reporting period.
- **Program 20: Mobile Home Park Rent Review Program** – This program is ongoing in the City. During FY-2004/05 there were no rent review cases presented to the City Council, which acts as the Rent Review Board. Residents of the City’s seven privately owned rental parks were able to negotiate a rent settlement with the park ownership. During the entire five-year

housing element cycle only three rent review hearings have been held.

- **Program 21: Community Development Block Grant Funded Rehabilitation** – When the City began receiving CDBG funding directly from HUD in FY-2003/04, it lost the ability to participate in the County run rehabilitation program. During the period July 1, 1999 to June 30, 2003, thirty-four San Marcos residents took advantage of the County rehabilitation program. The City is currently exploring using its own CDBG funding to create a rehabilitation program. In the interim, the City is providing CDBG funds for non-substantial rehabilitation through its Volunteer Improvement and Beautification Event (VIBE), which in FY-2004/05 provided assistance to five homeowners in predominately low-income neighborhoods.
- **Program 22: Redevelopment Agency Tax Increment Financing Funded Rehabilitation** – No multi-family units were rehabilitated using RDA Tax Increment Financing during this reporting period.
- **Program 23: Residential Rehabilitation Assistance Program** – San Marcos residents are no longer qualified to use the County's Residential Rehabilitation Program (see Program 21 for more details).
- **Program 24: Home Improvement Program for Rental Property** – This program is no longer available to San Marcos property owners.
- **Program 25: Housing Program Consultant** - The City continued to contract with a housing consultant, Affordable Housing Services, during the reporting period.
- **Program 26: Housing Element Monitoring** – The City continues to monitor and update the Housing Element as necessary.
- **Program 27: Distribute Fair Housing Information** –During FY-2004/05 North County Lifeline, the City's Fair Housing Service provider, assisted 36 San Marcos residents with fair housing and/or landlord/tenant issues. In addition to providing both a walk-in and call-in services to receive inquiries from the public, North County Lifeline executed both an educational and outreach campaign as per the contract with the City. The City of San Marcos has advertised in its "City Lights Newsletter" that

North County Lifeline is the Fair Housing Services provider for residents. In addition, the City has provided on its home page a link to the North County Lifeline web page. The City has also prominently displays fair housing information in both English and Spanish at its City Hall information desk.

- **Program 28: Removal of Governmental Constraints** - See Section C below.
- **Program 29: Dispersion of Lower Income Housing** – Through a number of programs, the City is insuring that lower income housing opportunities are dispersed throughout the City. These programs include the inclusionary housing program and home ownership programs. Examples of this dispersion are the two most current affordable housing developments being constructed in the City, Copper Creek and Sage Canyon Apartments. Both of these two affordable projects, totaling 270 units, are being built in the master planned community of San Elijo Hills as part of the developer's inclusionary housing requirement. The price of homes in the development range from \$360,000 for a 1,000 square foot condominium, to \$900,000 for a single-family detached home.

2. Effectiveness of City Programs: Overall the City has been very effective at meeting or exceeding the objectives established in its Housing Element. Table 2 summarizes the City of San Marcos' quantified objectives and results of affordable housing opportunities during the past housing element cycle. Table 3 summarizes the City's quantified objectives versus actual results for all four income categories for new construction.

Table 2
Quantified Objectives for Affordable Housing/Results
1999-2005

Program	Income Category			Total
	Extremely Low	Very Low	Low	
New Construction	79/107	276/392	200/228	555/727
Conservation/ Preservation	0/4	38/233	0/254	38/491
Rehabilitation	13/25	70/102	232/248	315/375
Home Buyer Assistance	0/0	0/0	40/39	40/39
Totals	92/136	384/727	472/769	948/1,632

Table 3
Total Quantified Objectives/Results
1999-2005

Program	Ext. Low Income	Very Low Income	Low Income	Moderate/ Above Moderate Income	Totals
New Construction	79/107	276/392	200/228	2,428/5,931*	2,983/6,658
Conservation/ Preservation	0/4	38/233	0/254	0/127*	38/618
Rehabilitation	13/25	70/102	232/248	0/7	315/382
Home Buyer Assistance	0/0	0/0	40/39	0/62	40/101
Totals	92/136	384/727	472/769	2,428/6,120	3,376/7,759

*Note: 13 of the moderate-income new construction units and all 127 of the moderate-income conservation/preservation units have 55-year affordability deed restrictions.

C. Progress toward Mitigating Governmental Constraints Identified in the Housing Element

1. The following is a review of the efforts the City has undertaken to address the actual or potential governmental constraints to affordable housing construction identified in the City of San Marcos' Housing Element for the period 1999-2005:

- **Constraint:** "The City of San Marcos has a range of residential densities from one dwelling unit/acre to 30 dwelling units/acre."
Response: The City has not allowed this to be a hindrance to the construction of affordable housing. In a number of cases the City has changed the density level or even the zone to one that allows for housing. A current example is the changing of a commercial zone to a mixed-use zoning designation to allow for the construction of a 120-unit affordable senior project (Rancho Santa Fe Village) with commercial space on the first floor.
- **Constraint:** "Permit issuance fees in San Marcos averaged \$22,999, and are similar to other jurisdictions in North County and the region."
Response: The City has, when needed to make an affordable project "pencil out," reduced or waived City fees as part of the City/RDA contribution to a project.

- **Constraint:** “On average, “Case Review” of an application takes about 6 to 8 weeks. This period covers application review and the environmental impact report if necessary, or negative declaration.”

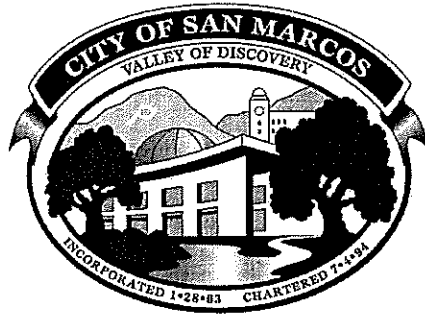
Response: The City does not see this as a restraint.

- **Constraint:** “The City of San Marcos’ Public Financing Plan provides for the financing of public facilities. The Plan is financed by development within the City, and is necessary to provide needed services for new development.”

Response: The City has proven that is not a constraint to the construction of affordable housing in San Marcos. The City has installed City infrastructure serving affordable housing as part of its contribution to a project.

2. As the responses above demonstrate, and as the Housing Element itself explains, these constraints are not significant, and have not resulted in a significant barrier to the construction of housing, or affordable housing. However, the City does and will continue to demonstrate reasonable flexibility with respect to development regulations and assist in funding affordable housing projects to make them more financially feasible.

1 Civic Center Drive
San Marcos, CA 92069-2918



Telephone
760.744.1050
FAX: 760.744.7543

December 21, 2005

Anda Draghici, Housing Policy Analyst
Dept. of Housing and Comm. Development
Division of Housing Policy
1800 3rd Street, Room 430
Sacramento, CA 95814

RECEIVED
DEC 27 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Re: HCD Housing Element Annual Report

Dear Anda,

The attached Annual Progress Report on Implementation of the City of San Marcos' Housing Element is submitted per Section 65400 of the Government Code and to maintain eligibility for the Workforce Housing Incentive Grant Program.

Please let me know if you or your staff has any questions regarding the report. A copy of the report was also sent to the Governor's Office of Planning and Research. I can be reached at (760) 744-1050, extension 3108.

Sincerely,

Karl Schwarm
City of San Marcos

CITY COUNCIL:

F.H. "Corky" Smith, Mayor Pia Harris-Ebert, Vice-Mayor Hal Martin Mike Preston Jim Desmond

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General Plan Report requirement pursuant to
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Jurisdiction: City of San Marcos
Address: 1 Civic Center Drive, San Marcos CA, 92069
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Phone: (760) 744-1050, extension 3230 Email: cschaffer@ci.san-marcos.ca.us

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A. Progress in meeting Regional Housing Need

1. Table 1 summarizes the City's regional share and self-certification affordable housing goals compared to actual units permitted during the period 1999-2004 and last Fiscal Year (FY-2004/05):

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2. During FY-2004/05, the City has been able to record 231 long-term affordability deed restrictions out of the 1,765 units created in 2004/05. Tables 2 and 3 designate the total number of affordable units with long-term deed restrictions recorded during the entire housing element cycle.

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City of



Housing and Community Development Division
2600 Fresno Street, Room 3076
Fresno, California 93721-3605
(559) 621-8500 • FAX (559) 498-1078
www.fresno.gov/housing

Planning and Development Department

Nick P. Yovino
Director

December 16, 2005

Cathy E. Creswell, Deputy Director
Department of Housing and Community Development
State of California Business, Transportation & Housing Agency
P. O. Box 952063
Sacramento, CA 94252-2053

RE: Annual Progress Report of the City of Fresno's Housing Element FY 05

Dear Ms. Creswell:

We are pleased to submit the FY 2005 Annual Progress Report for the City of Fresno's General Plan Housing Element Adopted June 18, 2002. The Housing Element covers a seven and one-half year period which began in January 2000 and ends July 1, 2007. The attached Annual Progress Report summarizes Fresno's activities and efforts from July 1, 2004 to June 30, 2005, and includes an analysis of our Regional Housing Needs and a review of our affordable housing accomplishments and quantified objectives as outlined in the Housing Element.

Please feel free to contact me at (559) 621-8003 should there be any questions. The City contact for annual reporting purposes is Michael Sigala, Housing and Community Development Manager. He can be reached at (559) 621-8505.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Yovino", written over a horizontal line.

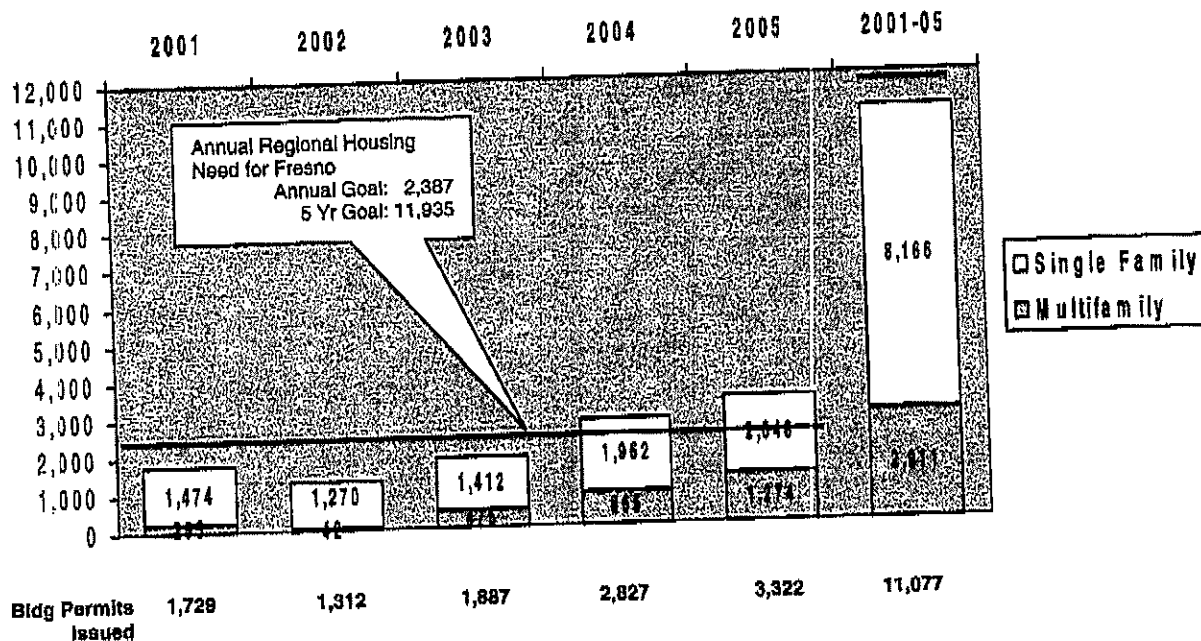
Nick Yovino, Director
Planning and Development Department

NY/MS/cldp
Enclosures

c: Paul McDougall, California Dept. of Housing and Community Development
Stephen Peck, Consultant, Quad Knopf

**CITY OF FRESNO
HOUSING ELEMENT
ANNUAL PROGRESS REPORT
July 1, 2004 to June 30, 2005**

REGIONAL HOUSING NEEDS ANALYSIS



As identified in the Housing Element of the City of Fresno's General Plan, the regional housing need for the City of Fresno requires that approximately 17,905 total dwelling units or 2,387 units per year need to be constructed during the seven and one-half (7 ½) year Housing Element planning period which began in January 2000 and ends July 1, 2007.

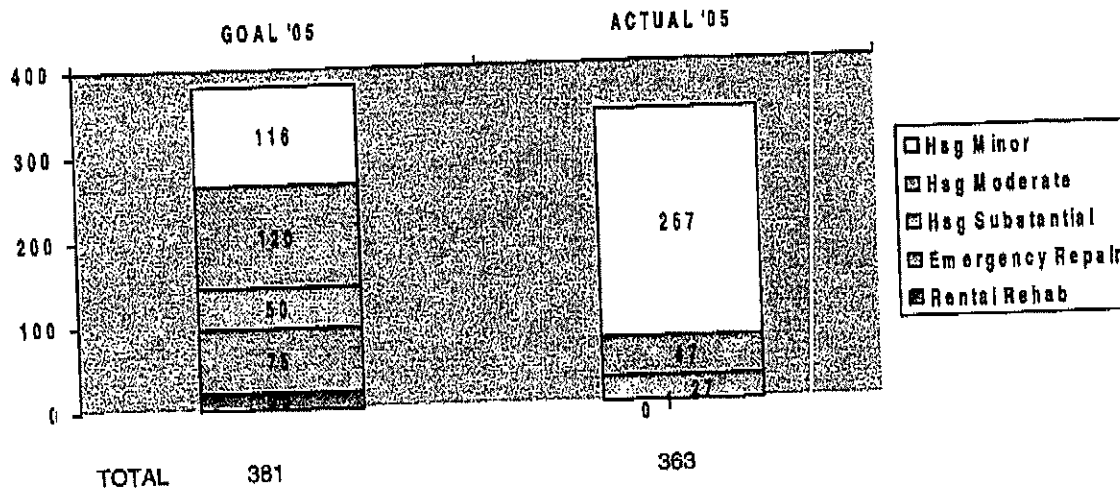
A review of the total number of residential building permits issued, for both single family and multifamily housing shows:

- During the five year period from January 2001 through June 2005, a total of 11,077 residential building permits were issued. Of this amount, 8,166 were single family and 2,911 were multifamily. The 11,077 figure is just below the five-year regional housing need of 11,935 units.
- During the current reporting year, a total of 3,322 residential building permits were issued. Of this amount, 2,046 were single family, and 1,274 were multifamily. The 3,322 figure exceeds the annual housing need goal of 2,387 units.

Overall, the City of Fresno appears to be meeting its regional housing needs, and with the current and projected development activity, it appears that the planning period goal of 17,905 units will be surpassed.

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HOUSING REHABILITATION



During the reporting period, a total of 363 housing units were rehabilitated. The amount is just below the Housing Element quantified goal of 381 units. All of the activity was in the owner-occupied single family category. A majority of the activity occurred in the minor rehabilitation category. A more balanced rehabilitation strategy that includes more moderate and substantial rehabilitation will be encouraged in the future. The rehabilitation activities for the reporting year are detailed below.

The Redevelopment Agency (RDA) of the City of Fresno and the Fresno City Housing Authority through the Community Housing Partnership Program utilize the low and moderate income housing set-aside fund to provide grants and loans for minor (\$6,500) and major (\$29,500) home rehabilitation of single family owner-occupied homes. The Housing Authority reported a total of 172 single family homes rehabilitated, which included 171 minor rehabilitation repairs and one major rehabilitation repair.

The City's Senior Paint program provides exterior painting and minor repair for senior owner-occupied homes on a grant basis. During the program year, 101 senior households benefited from the program utilizing CDBG funds. During the reporting year, the White Picket Fence program was added to the senior program, and three senior-owned homes benefited from the program.

The Housing Authority of the City of Fresno continues to operate the City's Owner-Occupied Rehabilitation Program, providing moderate grants of up to \$12,500 and major grants of up to \$29,520 in certain target areas. The Housing Authority rehabilitated a total of 62 houses in the program year, with 47 in the moderate category, and 15 in the substantial/major category.

The City administers an Emergency Repair Program for homes that have health and safety issues and have been referred by the City's Code Enforcement Division. Three households received grants of up to \$6,000 each for minor rehabilitation repairs.

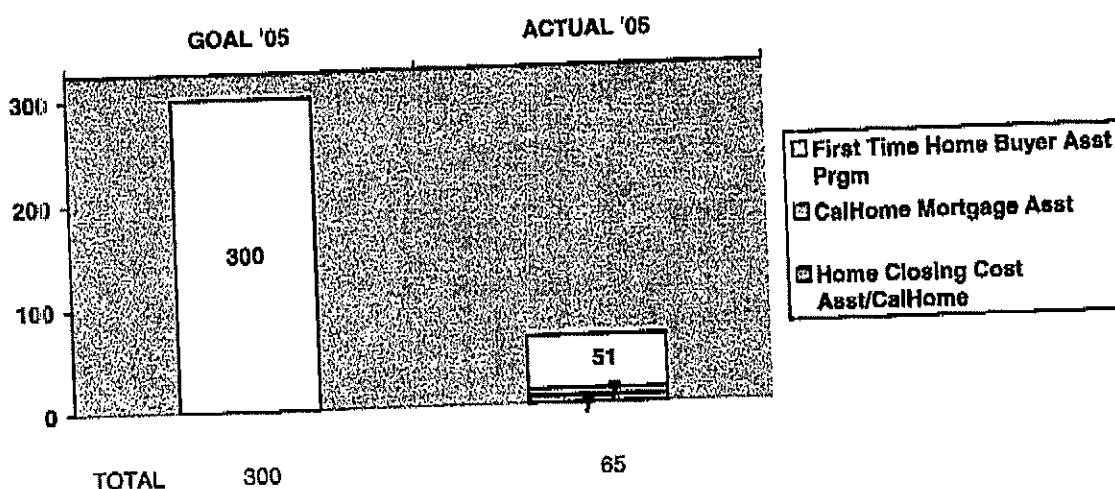
The City's new Rental Rehabilitation Loan Program was recently introduced in the reporting year to address the deteriorated rental housing stock in the City. The Program is HOME funded and will

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provide zero interest loans to multifamily property owners. This program is currently receiving substantial interest from property owners, and the City expects to report very positive activities in the next reporting period.

The City has applied for CalHome funds in the amount of \$750,000 for rehabilitation of owner-occupied homes. The City proposes to leverage the CalHome funds with over \$900,000 in federal HOME funds that together will fund 90 moderate and major owner-occupied rehabilitation projects. One unique feature to our application is our collaboration with Strategic Energy Innovations who, through its ACE Program, will assist us in assessing and prioritizing home repairs that promote energy efficiency. The City expects to receive notification as to the acceptance of its application in early 2006.

HOME BUYER ASSISTANCE



Housing affordability with respect to homeownership continues to be a problem for Fresno as working families struggle to achieve the American Dream of Homeownership. The affordability index, the percentage of households who can afford a median priced home, is at an all time low of 18 percent. During the reporting year, a total of 65 households were assisted with homeownership. This amount is below the Housing Element goal of providing assistance to 300 households.

During the reporting year, the City continued to provide assistance to qualified home buyers through the HUD and State funded First Time Home Buyer Program that provides a silent second, no interest, no payment loans to qualifying households. During the reporting period, the maximum loan amount for the Program was increased to \$50,000 from \$40,000. The Program is experiencing a reduction of participants due the continued escalating home prices while family income levels continue to be stagnant. The City is looking at additional partnerships and other alternatives to ensure the viability of this important Program.

Also during the reporting year the City has been a major partner and sponsor of the proposed Fresno Housing Resource Center. The center is being developed by the Community Housing Council (CHC), a public-private partnership created to foster economic empowerment and community stability by promoting homeownership and rental housing opportunities affordable to Fresno County residents.

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through education and advocacy. Much planning and organization has gone into creating the grant funded Housing Resource Center (HRC) which is scheduled to open its office in the winter of 2005. The HRC will provide access to pre-purchase counseling and homebuyer education, credit counseling referrals, access to financing, access to homebuyer and rental assistance programs, access to listings of affordable homes, other referral services, and a resource library. The primary goal of the HRC will be to assist low- and moderate-income individuals and families in Fresno County to develop personalized and realistic strategies to get them on the path to homeownership.

AT-RISK PRESERVATION & TRANSITIONAL HOUSING

During the reporting year, the City and Redevelopment Agency committed funding for the affordable preservation of the King of Kings, a 92 unit affordable multifamily complex located in Southwest Fresno. The funding commitment was contingent upon the award of a low income housing tax credit which the developer, A. F. Evans, is currently pursuing.

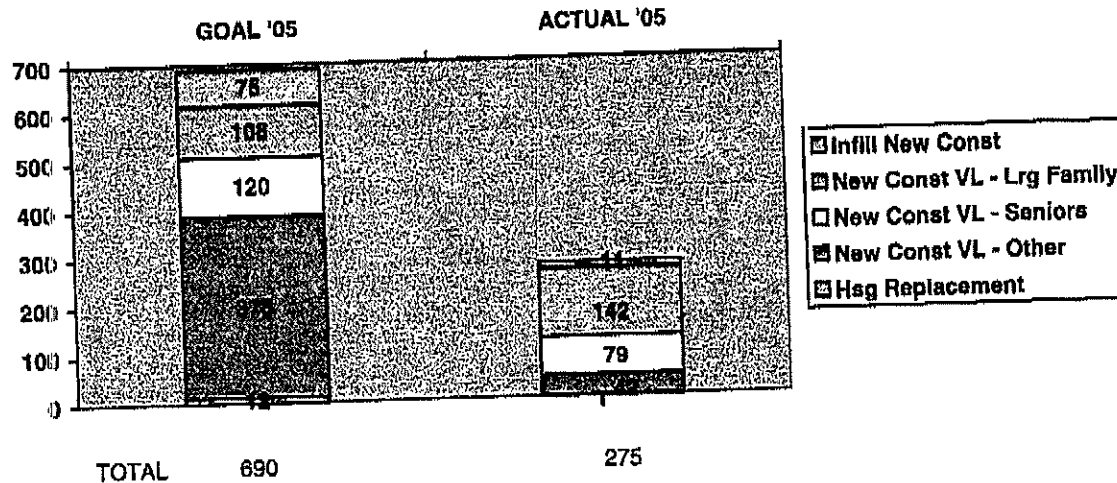
In terms of transitional and homeless housing referrals, a total of 122,089 shelter nights were provided through the City's Emergency Shelter Grant program.

Also during the reporting year, a Refugee Housing Liaison position was created by the City to assist the over 2,000 families that began settling in Fresno from a refugee camp in Thailand. The Liaison provided direct assistance to over 500 families by providing information on affordable housing units available in the community, providing Home Living Skills Training, Money Smart Training, and continued home visits to ensure that the refugees continue to experience safe and decent housing.

The City continues to work with the Fresno-Madera Continuum of Care (FMCOC) to provide housing and other services to veterans, homeless, senior citizens, persons with disabilities, HIV/AIDS, mental illness, & substance abuse.

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NEW CONSTRUCTION



A total of 275 new affordable housing units were constructed or committed for construction in the reporting year. The number was short of the Housing Element goal of 690 units. Some of the larger projects for the reporting period include: Geneva Village, a 142 large family low-income housing tax credit multifamily development; a 79 unit HUD Section 202 senior affordable rental project; and a 19 unit HUD Section 811 complex for very-low-income individuals with physical disabilities. All of these projects were supported locally with City HOME funds. The City, other public agencies, and nonprofits continue to work towards increasing the amount of affordable housing opportunities for low-income families.

The Fresno Housing Authority and Redevelopment Agency continues to make progress in the development of the HOPE VI project in Southwest Fresno. Over 100 residential units are scheduled to be completed within the next five years.

The City continues to proactively facilitate affordable housing development. In the reporting year the City purchased and issued an RFP for the development of a ten acre neo-traditional mixed income single and multi-family subdivision. In addition, the City has purchase agreements pending for over 20 acres of land for future affordable housing including the City's first transit village.

CODE ENFORCEMENT

The City Code Enforcement Division's projected goal for 2005 was to target 6,800 dwelling units for comprehensive evaluation and enforcement. During the reporting year, a total of 15,310 CDBG code violation complaints were processed during the program year, far exceeding the targeted goal in the Housing Element.

**Planning and Development Department****CODE ENFORCEMENT DIVISION**

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FACSIMILE TRANSMITTAL SHEET

Number of pages transmitted, including this transmittal sheet: 7

DATE: 12/27/05

To:

Jennifer Seeger From: Corrina Nunez

Department:

Department: Housing + Community Development

Phone No.:

Phone No.: (559) 621-8506

FAX No.:

916-327-2643 FAX No.: (559) 488-1078

SUBJECT:

Attention : Jennifer Seeger

ATTENTION!

This communication is confidential. Should this communication be received by someone other than the addressee, please return it immediately.

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